

**1/11 Marsh Avenue, Para Hills, SA 5096**

**HARRIS**

**Unit For Sale**

Thursday, 13 June 2024

1/11 Marsh Avenue, Para Hills, SA 5096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 223 m2**

**Type: Unit**



Matt Ashford  
0497449525



Tom Dunstan  
0433594835

**\$489k-\$529k**

Welcome to 1/11 Marsh Avenue, Para Hills, a beautifully maintained property proudly presented by Matt Ashford and Harris Real Estate. This delightful home offers the perfect blend of comfort and convenience, featuring 2 spacious bedrooms, 1 modern bathroom, and a double carport with backyard access. The easy-care gardens that greet you upon arrival set the tone for the low-maintenance lifestyle this property affords. Step inside and discover a thoughtful floor plan designed for easy living. The two generous bedrooms are located at the front of the home, each boasting built-in robes, ceiling fans, and plush carpeting for added comfort. The master bedroom enjoys the added benefit of direct access to the stylish two-way bathroom, which includes a relaxing bath and a separate toilet, ensuring privacy and convenience. As you move further into the home, the floating timber floors guide you towards the open plan living, meals, and kitchen area. This space is perfect for both daily living and entertaining. The contemporary kitchen is equipped with stainless steel appliances, a gas cooktop, and a dishwasher. Ample bench space and overhead cupboards ensure that cooking and storage are a breeze, making this kitchen a joy for any home chef. Outdoor living is equally appealing, with a private, easy-care patio that's ideal for entertaining guests or enjoying a quiet moment. The artificial lawn ensures a green space that requires minimal upkeep, and there's even a small veggie patch for the green thumbs in the household. The double carport, accessible via a shared driveway, provides secure parking and direct access to the backyard, enhancing the functionality of this delightful home.

**More Features To Love:-** Ducted reverse cycle throughout- Internal laundry with built in cupboards and trough- Close to schools, shops and public transport

Perfectly positioned in the heart of Para Hills, 1/11 Marsh Avenue is close to local amenities, schools, and public transport, making it an ideal choice for couples, small families, or those looking to downsize without compromising on quality or convenience. Don't miss the opportunity to make this charming property your new home. Contact Matt Ashford today to arrange a viewing and experience all that this home has to offer.

**Specifications:** CT / 6148/240 Council / Salisbury Zoning / GN Built / 2014 Land / 223m<sup>2</sup> (approx) Frontage / 6.82m Council Rates / \$1600pa Community Manager / Emergency Services Levy / \$100pa SA Water / \$153.70pa Estimated rental assessment / Written rental assessment can be provided upon request

**Nearby Schools /** Para Hills School, North Ingle School, East Para P.S, Para Vista P.S, Para Hills West P.S, Valley View Secondary School

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